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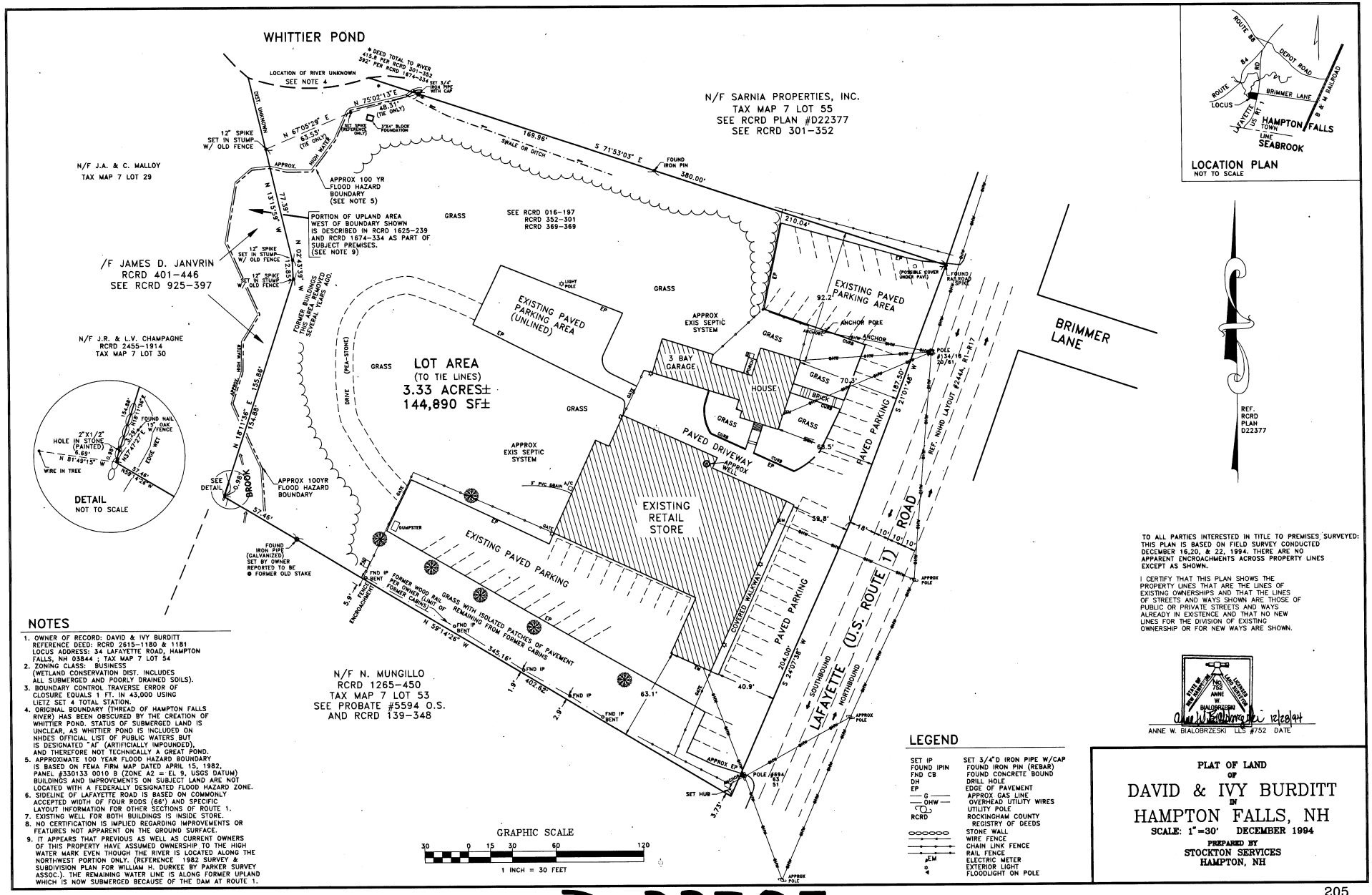

NOTES

1. OWNER OF RECORD: DAVID & IVY BURDITT
   REFERENCE DEED: RCRD 2615-1180 & 1181
   LOCUS ADDRESS: 34 LAFAYETTE ROAD, HAMPTON FALLS, NH 03844 ; TAX MAP 7 LOT 54
2. ZONING CLASS: BUSINESS
   (WETLAND CONSERVATION DIST. INCLUDES ALL SUBMERGED AND POORLY DRAINED SOILS).
3. BOUNDARY CONTROL TRAVERSE ERROR OF CLOSURE EQUALS 1 FT. IN 43,000 USING LIETZ SET 4 TOTAL STATION.
4. ORIGINAL BOUNDARY (THREAD OF HAMPTON FALLS RIVER) HAS BEEN OBSCURED BY THE CREATION OF WHITTIER POND. STATUS OF SUBMERGED LAND IS UNCLEAR, AS WHITTIER POND IS INCLUDED ON NHDES OFFICIAL LIST OF PUBLIC WATERS BUT IS DESIGNATED "AI" (ARTIFICIALLY IMPOUNDED), AND THEREFORE NOT TECHNICALLY A GREAT POND.
5. APPROXIMATE 100 YEAR FLOOD HAZARD BOUNDARY IS BASED ON FEMA FIRM MAP DATED APRIL 15, 1982, PANEL #330133 0010 B (ZONE A2 = EL 9, USGS DATUM) BUILDINGS AND IMPROVEMENTS ON SUBJECT LAND ARE NOT LOCATED WITH A FEDERALLY DESIGNATED FLOOD HAZARD ZONE.
6. SIDELINE OF LAFAYETTE ROAD IS BASED ON COMMONLY ACCEPTED WIDTH OF FOUR RODS (66') AND SPECIFIC LAYOUT INFORMATION FOR OTHER SECTIONS OF ROUTE 1.
7. EXISTING WELL FOR BOTH BUILDINGS IS INSIDE STORE.
8. NO CERTIFICATION IS IMPLIED REGARDING IMPROVEMENTS OR FEATURES NOT APPARENT ON THE GROUND SURFACE.
9. IT APPEARS THAT PREVIOUS AS WELL AS CURRENT OWNERS OF THIS PROPERTY HAVE ASSUMED OWNERSHIP TO THE HIGH WATER MARK EVEN THOUGH THE RIVER IS LOCATED ALONG THE NORTHWEST PORTION ONLY. (REFERENCE 1982 SURVEY & SUBDIVISION PLAN FOR WILLIAM H. DURKEE BY PARKER SURVEY ASSOC.). THE REMAINING WATER LINE IS ALONG FORMER UPLAND WHICH IS NOW SUBMERGED BECAUSE OF THE DAM AT ROUTE 1.

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED: THIS PLAN IS BASED ON FIELD SURVEY CONDUCTED DECEMBER 16,20, & 22, 1994. THERE ARE NO APPARENT ENCROACHMENTS ACROSS PROPERTY LINES EXCEPT AS SHOWN.

I CERTIFY THAT THIS PLAN SHOWS THE PROPERTY LINES THAT ARE THE LINES OF EXISTING OWNERSHIPS AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS AND WAYS ALREADY IN EXISTENCE AND THAT NO NEW LINES FOR THE DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS ARE SHOWN.

LICENSED LAND SURVEYOR NO. 752 ANNE W. BIALOBRZESKI

Anne W. Bialobrzeski 12/29/94

ANNE W. BIALOBRZESKI LLS #752 DATE

LEGEND

SET IP	SET 3/4"D IRON PIPE W/CAP
FOUND IPIN	FOUND IRON PIN (REBAR)
FND CB	FOUND CONCRETE BOUND
DH	DRILL HOLE
EP	EDGE OF PAVEMENT
—G—	APPROX GAS LINE
—OHW—	OVERHEAD UTILITY WIRES
	UTILITY POLE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
	STONE WALL
	WIRE FENCE
	CHAIN LINK FENCE
	RAIL FENCE
EM	ELECTRIC METER
	EXTERIOR LIGHT
	FLOODLIGHT ON POLE

PLAT OF LAND
OF
DAVID & IVY BURDITT
IN
HAMPTON FALLS, NH

SCALE: 1"=30' DECEMBER 1994

PREPARED BY
STOCKTON SERVICES
HAMPTON, NH

D-23707

Printed from Internet for on 1/20/2016

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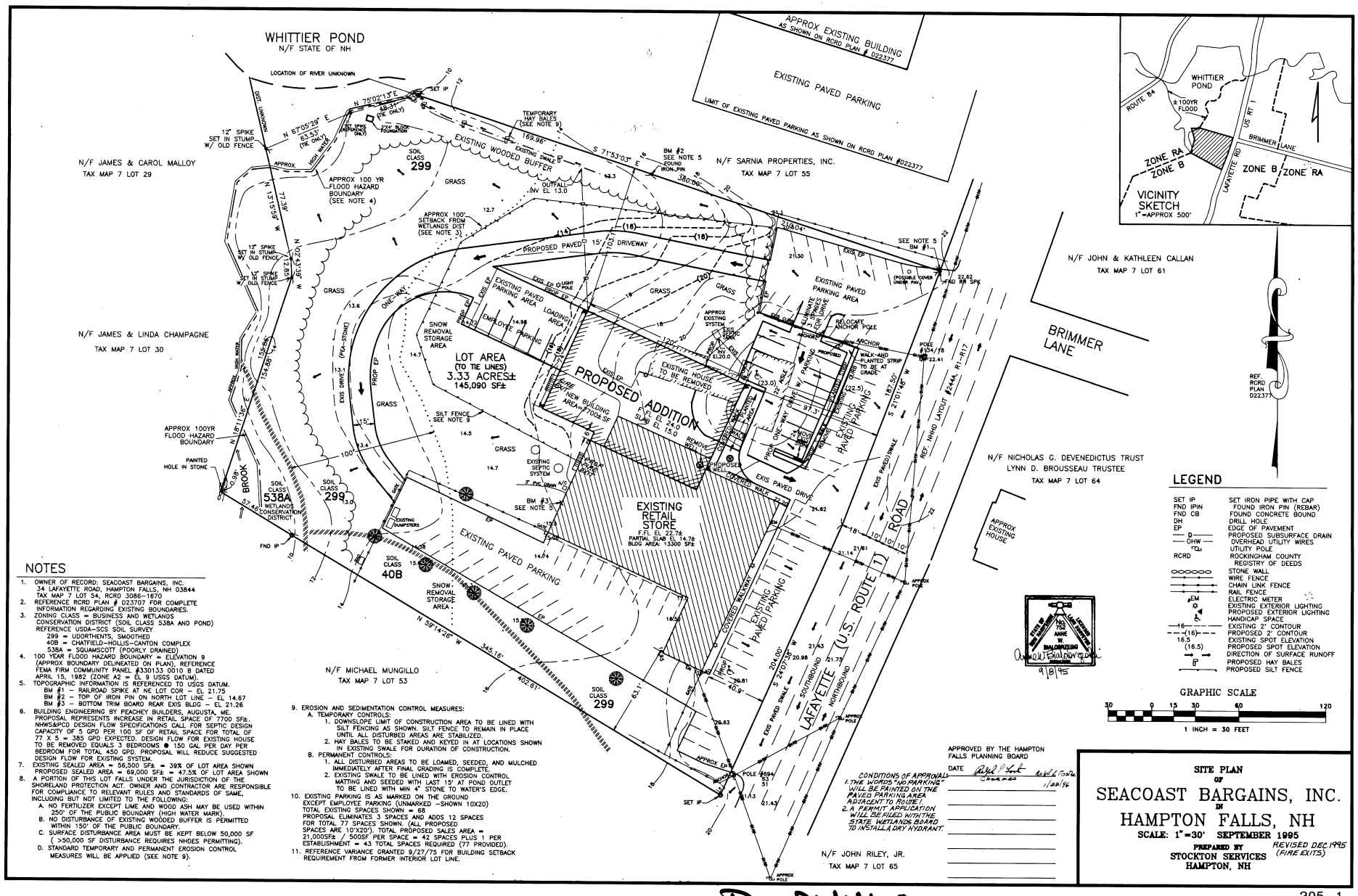

NOTES

1. OWNER OF RECORD: SEACOAST BARGAINS, INC. 34 LAFAYETTE ROAD, HAMPTON FALLS, NH 03844 TAX MAP 7 LOT 54, RCRD 3086–1670
2. REFERENCE RCRD PLAN # D23707 FOR COMPLETE INFORMATION REGARDING EXISTING BOUNDARIES.
3. ZONING CLASS = BUSINESS AND WETLANDS CONSERVATION DISTRICT (SOIL CLASS 538A AND POND) REFERENCE USDA–SCS SOIL SURVEY
   299 = UDORTHENTS, SMOOTHED
   40B = CHATFIELD–HOLLIS–CANTON COMPLEX
   538A = SQUAMSCOTT (POORLY DRAINED)
4. 100 YEAR FLOOD HAZARD BOUNDARY = ELEVATION 9 (APPROX BOUNDARY DELINEATED ON PLAN), REFERENCE FEMA FIRM COMMUNITY PANEL #330133 0010 B DATED APRIL 15, 1982 (ZONE A2 = EL 9 USGS DATUM).
5. TOPOGRAPHIC INFORMATION IS REFERENCED TO USGS DATUM.
   BM #1 – RAILROAD SPIKE AT NE LOT COR – EL 21.75
   BM #2 – TOP OF IRON PIN ON NORTH LOT LINE – EL 14.67
   BM #3 – BOTTOM TRIM BOARD REAR EXIS BLDG – EL 21.26
6. BUILDING ENGINEERING BY PEACHEY BUILDERS, AUGUSTA, ME. PROPOSAL REPRESENTS INCREASE IN RETAIL SPACE OF 7700 SF±. NHWS&PCD DESIGN FLOW SPECIFICATIONS CALL FOR SEPTIC DESIGN CAPACITY OF 5 GPD PER 100 SF OF RETAIL SPACE FOR TOTAL OF 77 X 5 = 385 GPD EXPECTED. DESIGN FLOW FOR EXISTING HOUSE TO BE REMOVED EQUALS 3 BEDROOMS @ 150 GAL PER DAY PER BEDROOM FOR TOTAL 450 GPD. PROPOSAL WILL REDUCE SUGGESTED DESIGN FLOW FOR EXISTING SYSTEM.
7. EXISTING SEALED AREA = 56,500 SF± = 39% OF LOT AREA SHOWN PROPOSED SEALED AREA = 69,000 SF± = 47.5% OF LOT AREA SHOWN
8. A PORTION OF THIS LOT FALLS UNDER THE JURISDICTION OF THE SHORELAND PROTECTION ACT. OWNER AND CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE TO RELEVANT RULES AND STANDARDS OF SAME, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
   A. NO FERTILIZER EXCEPT LIME AND WOOD ASH MAY BE USED WITHIN 250' OF THE PUBLIC BOUNDARY (HIGH WATER MARK).
   B. NO DISTURBANCE OF EXISTING WOODED BUFFER IS PERMITTED WITHIN 150' OF THE PUBLIC BOUNDARY.
   C. SURFACE DISTURBANCE AREA MUST BE KEPT BELOW 50,000 SF (>50,000 SF DISTURBANCE REQUIRES NHDES PERMITTING).
   D. STANDARD TEMPORARY AND PERMANENT EROSION CONTROL MEASURES WILL BE APPLIED (SEE NOTE 9).
9. EROSION AND SEDIMENTATION CONTROL MEASURES:
   A. TEMPORARY CONTROLS:
      1. DOWNSLOPE LIMIT OF CONSTRUCTION AREA TO BE LINED WITH SILT FENCING AS SHOWN. SILT FENCE TO REMAIN IN PLACE UNTIL ALL DISTURBED AREAS ARE STABILIZED.
      2. HAY BALES TO BE STAKED AND KEYED IN AT LOCATIONS SHOWN IN EXISTING SWALE FOR DURATION OF CONSTRUCTION.
   B. PERMANENT CONTROLS:
      1. ALL DISTURBED AREAS TO BE LOAMED, SEEDED, AND MULCHED IMMEDIATELY AFTER FINAL GRADING IS COMPLETE.
      2. EXISTING SWALE TO BE LINED WITH EROSION CONTROL MATTING AND SEEDED WITH LAST 15' AT POND OUTLET TO BE LINED WITH MIN 4" STONE TO WATER'S EDGE.
10. EXISTING PARKING IS AS MARKED ON THE GROUND EXCEPT EMPLOYEE PARKING (UNMARKED –SHOWN 10X20) TOTAL EXISTING SPACES SHOWN = 68 PROPOSAL ELIMINATES 3 SPACES AND ADDS 12 SPACES FOR TOTAL 77 SPACES SHOWN. (ALL PROPOSED SPACES ARE 10'X20') TOTAL PROPOSED SALES AREA = 21,000SF± / 500SF PER SPACE = 42 SPACES PLUS 1 PER ESTABLISHMENT = 43 TOTAL SPACES REQUIRED (77 PROVIDED).
11. REFERENCE VARIANCE GRANTED 9/27/73 FOR BUILDING SETBACK REQUIREMENT FROM FORMER INTERIOR LOT LINE.

LEGEND

SET IP	SET IRON PIPE WITH CAP
FND IPIN	FOUND IRON PIN (REBAR)
FND CB	FOUND CONCRETE BOUND
DH	DRILL HOLE
EP	EDGE OF PAVEMENT
—D—	PROPOSED SUBSURFACE DRAIN
—OHW—	OVERHEAD UTILITY WIRES
	UTILITY POLE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
	STONE WALL
	WIRE FENCE
	CHAIN LINK FENCE
	RAIL FENCE
EM	ELECTRIC METER
	EXISTING EXTERIOR LIGHTING
	PROPOSED EXTERIOR LIGHTING
	HANDICAP SPACE
—16—	EXISTING 2' CONTOUR
—(16)—	PROPOSED 2' CONTOUR
16.5	EXISTING SPOT ELEVATION
(16.5)	PROPOSED SPOT ELEVATION
	DIRECTION OF SURFACE RUNOFF
	PROPOSED HAY BALES
	PROPOSED SILT FENCE

GRAPHIC SCALE

30 0 15 30 60 120

1 INCH = 30 FEET

STATE OF NEW HAMPSHIRE No. 7581 JAMES W. SULLIVAN LAND SURVEYOR

9/8/95

APPROVED BY THE HAMPTON FALLS PLANNING BOARD

DATE 1/20/96

CONDITIONS OF APPROVAL:
1. THE WORDS "NO PARKING" WILL BE PAINTED ON THE PAVED PARKING AREA ADJACENT TO ROUTE 1.
2. A PERMIT APPLICATION WILL BE FILED WITH THE STATE WETLANDS BOARD TO INSTALL A DRY HYDRANT.

SITE PLAN OF

SEACOAST BARGAINS, INC.

IN

HAMPTON FALLS, NH

SCALE: 1"=30' SEPTEMBER 1995

REVISED DEC 1995 (FIRE EXITS)

PREPARED BY

STOCKTON SERVICES
HAMPTON, NH

D-24460